

The Regular Meeting of the  
Alameda Reuse &  
Redevelopment Authority  
(ARRA) scheduled for  
May 5, 2010  
has been canceled.

Special Meetings are scheduled  
on Tuesday, May 4, 2010, and  
on Thursday, May 6, 2010.

## **AGENDA**

Special Meeting of the Governing Body of the  
Alameda Reuse and Redevelopment Authority

\*\*\*\*\*

**Mastick Senior Center  
1155 Santa Clara Ave.  
Alameda, CA 94501**

**Thursday, May 6, 2010  
Meeting will begin at 7:30 p.m.**

- 1. ROLL CALL - ARRA**
- 2. REGULAR AGENDA ITEMS**
  - 2-A. Alameda Point Environmental Update - Presentation by the Navy and Regulatory Agencies.
- 3. ADJOURNMENT**

### Notes:

- Sign language interpreters will be available on request. Please contact the ARRA Secretary at 747-4800 at least 72 hours before the meeting to request an interpreter.
- Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- Minutes of the meeting are available in enlarged print.
- Audio tapes of the meeting are available for review at the ARRA offices upon request.



# Former Naval Air Station Alameda Environmental Program

Derek J Robinson, PE

BRAC Environmental Coordinator

Navy – BRAC Program Management Office

May 6, 2010



## OUTLINE OF PRESENTATION



Base Background and Historical Use (Navy – Mr. Robinson)

Navy Environmental Program (Navy – Mr. Robinson)

Property Transfer (Navy – Mr. Robinson)

Funding (Navy – Mr. Robinson)

EPA Role (EPA – Ms. Cook)

Environmental Progress (EPA – Ms. Cook)

Environmental Clean-up (EPA – Ms. Cook)

State Role (DTSC – Ms. Lofstrom)

Long-Term Stewardship (DTSC – Ms. Lofstrom)

More Information...



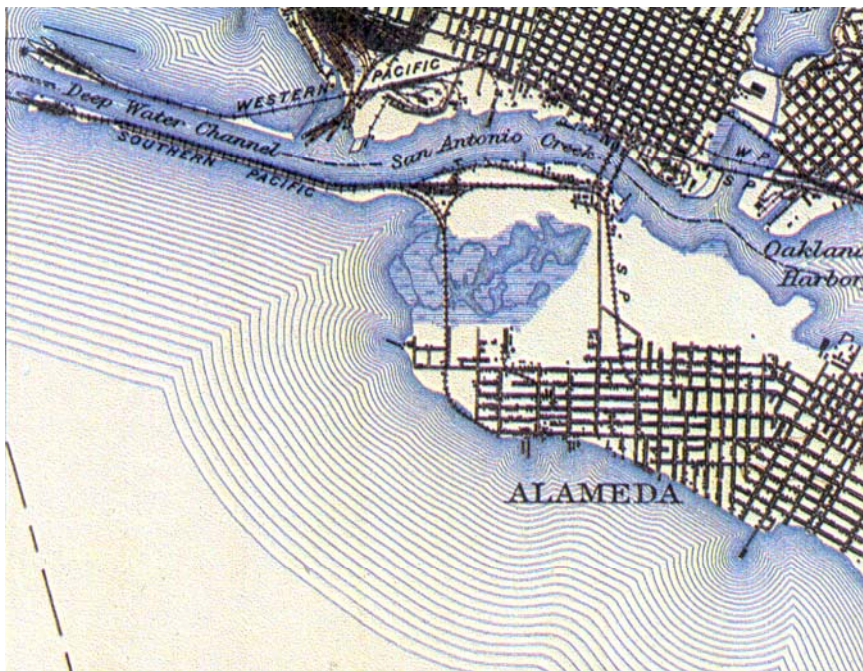


## BASE BACKGROUND & HISTORICAL USE

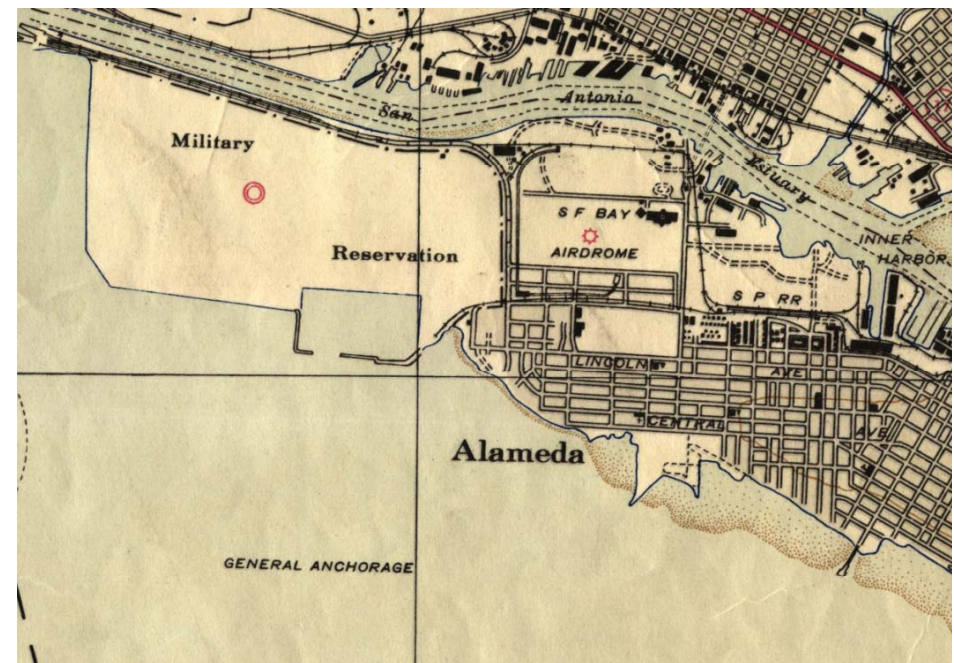


Alameda Point Formation – Constructed with fill materials from dredging activities occurring between 1887 and 1975

1915



1942







## BASE BACKGROUND & HISTORICAL USE



### Navy Operations

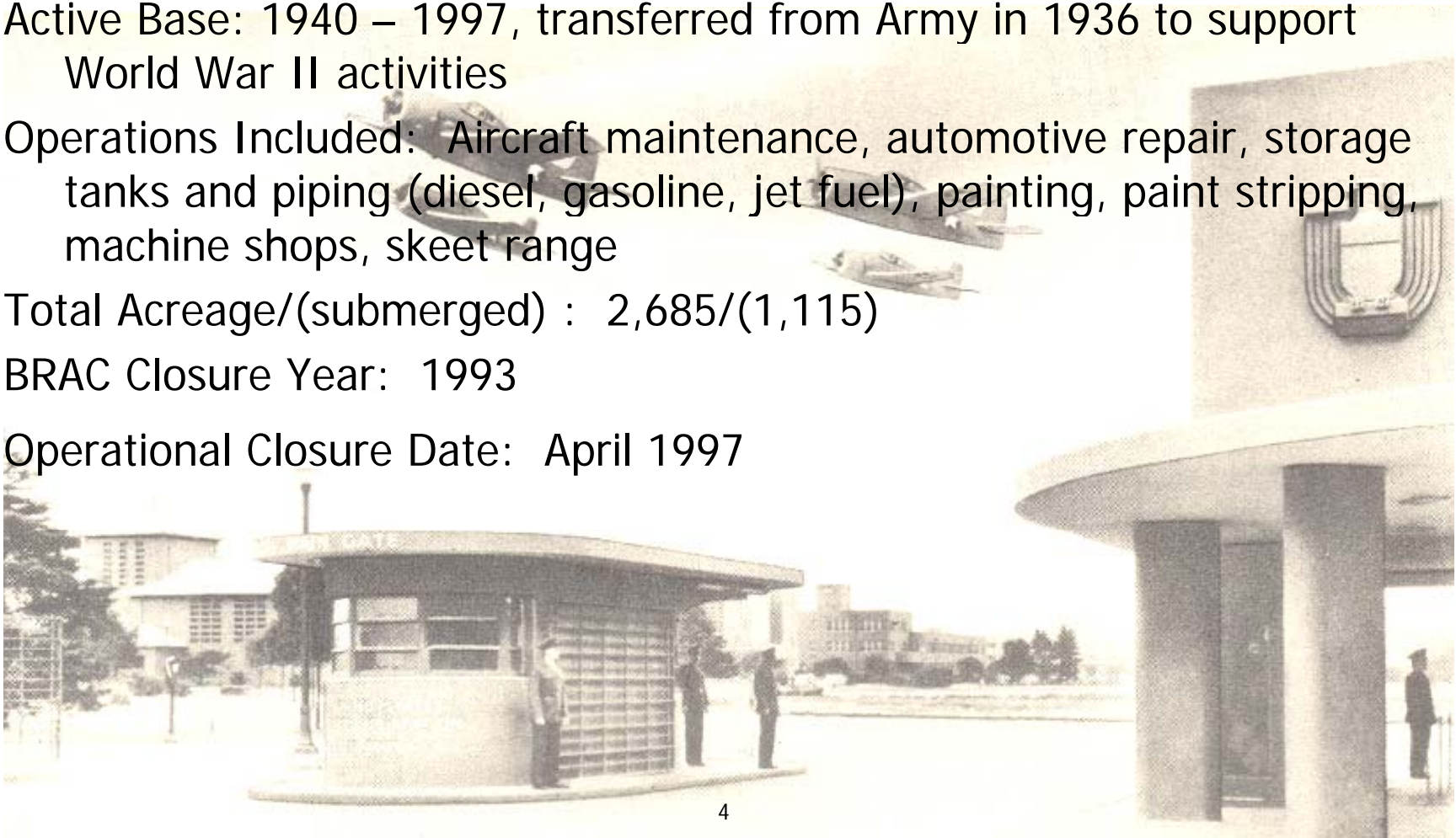
Active Base: 1940 – 1997, transferred from Army in 1936 to support World War II activities

Operations Included: Aircraft maintenance, automotive repair, storage tanks and piping (diesel, gasoline, jet fuel), painting, paint stripping, machine shops, skeet range

Total Acreage/(submerged) : 2,685/(1,115)

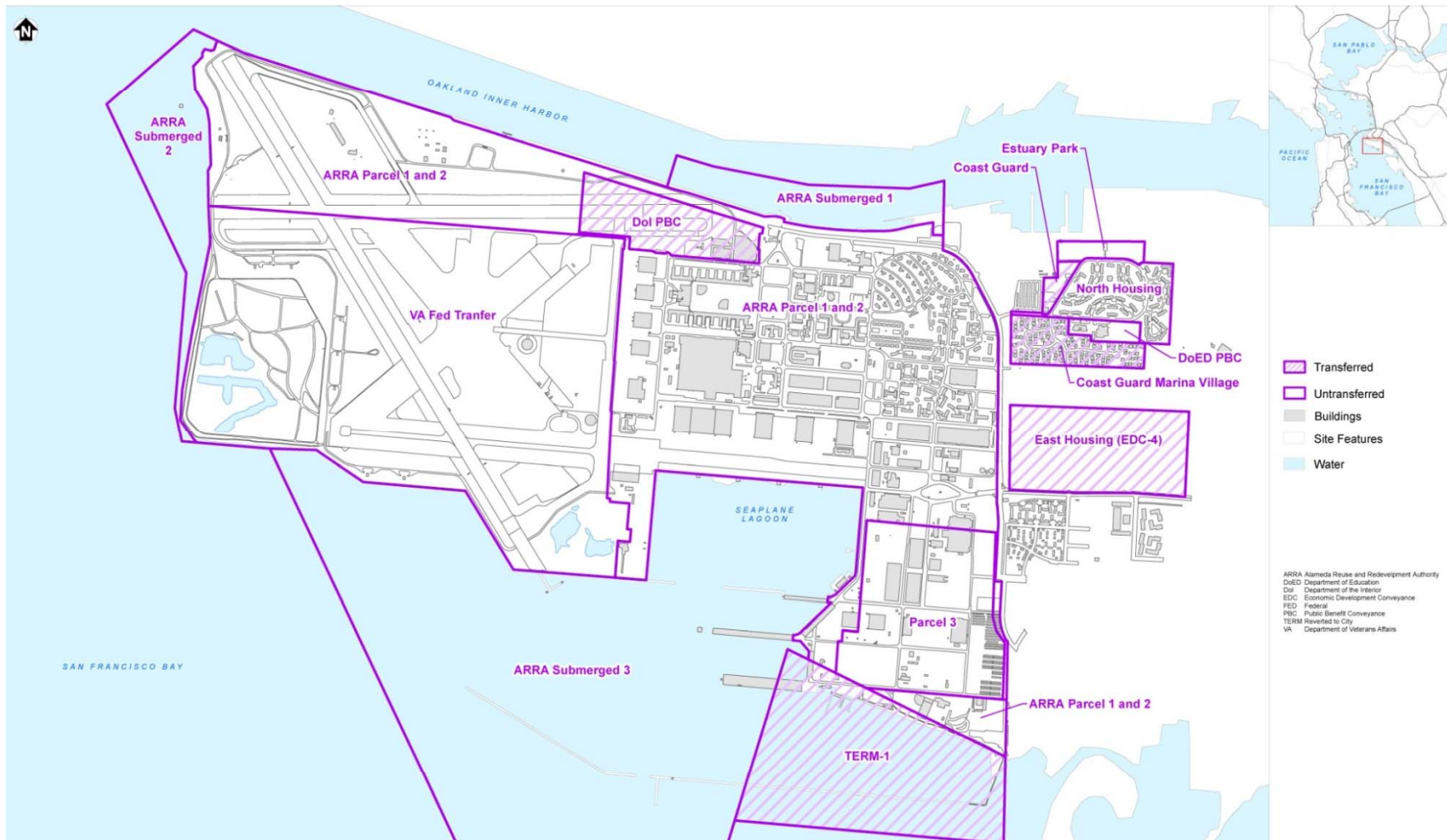
BRAC Closure Year: 1993

Operational Closure Date: April 1997





# PROPERTY TRANSFER





# PROPERTY TRANSFER



BRAC Environmental Program – Our goal is to complete the environmental program in support of land transfer

Initially, Environmental Program focused on identifying lands suitable for leasing

- 1000 +/- acres leased to ARRA
- Clean up coordinated around tenants to greatest extent possible

Alameda 2,685 total acres w/ 309 +/- acres transferred prior to 2010

- Reversionary Parcel to City of Alameda (Term-1)
- East Housing Parcel (Bayport Housing)
- Coast Guard Housing Area
- DoI Public Benefit Conveyance Parcel (future Sports Complex)





# ENVIRONMENTAL PROGRAM

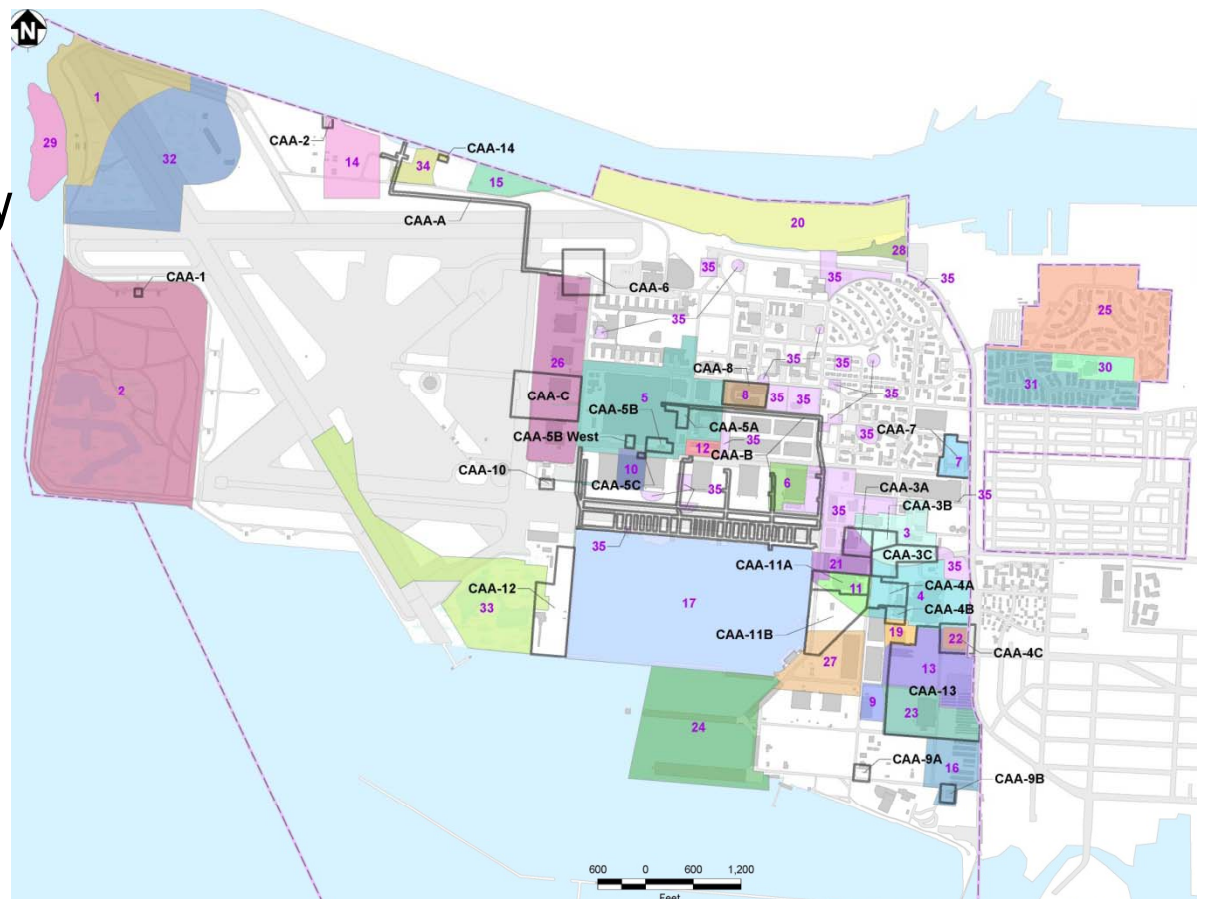


Contaminated soil and groundwater are addressed under two programs:

- The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Program

-and-

- The Petroleum Program





# ENVIRONMENTAL PROGRAM



## 34 Installation Restoration (IR) Sites under CERCLA

CERCLA Process is a formal process with stakeholders input on IR Site documents and decisions

- BRAC Cleanup Team (BCT): Navy, EPA, DTSC, Water Board, and ARRA
- Restoration Advisory Board (RAB): Community Members and BCT Representatives





# ENVIRONMENTAL PROGRAM



## 23 Corrective Action Areas (CAAs) identified in the Petroleum Program

- Includes 250+ Environmental Units (USTs, ASTs, piping, sumps, etc.)
- Water Board is the Lead Regulatory Agency







# ENVIRONMENTAL FUNDING



Navy's commitment to environmental cleanup and Alameda community...

## NAS Alameda Yearly Funding –

FY2006: \$49.5M	FY2009: \$48.2M
FY2007: \$41.0M	FY2010: \$37.7M
FY2008: \$62.8M	FY2011+: ~\$121.9M

The NAS Alameda clean-up program brings money and jobs to the Bay Area and Alameda.

- Approximately 50 full-time equivalent jobs are directly supported by the Navy's Alameda Point clean-up program!
- Additional economic benefits include purchase of materials, equipment rental, sub-contracted support, and local business consumption





# U.S. EPA - ALAMEDA POINT CLEANUP

**Anna-Marie Cook, Remedial Project Manager**

U.S. Environmental Protection Agency

Region 9

[Cook.Anna-Marie@epa.gov](mailto:Cook.Anna-Marie@epa.gov)

# U.S. EPA - Region 9



California, Nevada, Arizona, Hawaii, Tribal Nations, American Samoa, Guam, Commonwealth of the Northern Mariana Islands

# EPA's Mission:

Protect Human Health and the Environment

Emergency Response

Hazardous Waste

Superfund

Air Quality

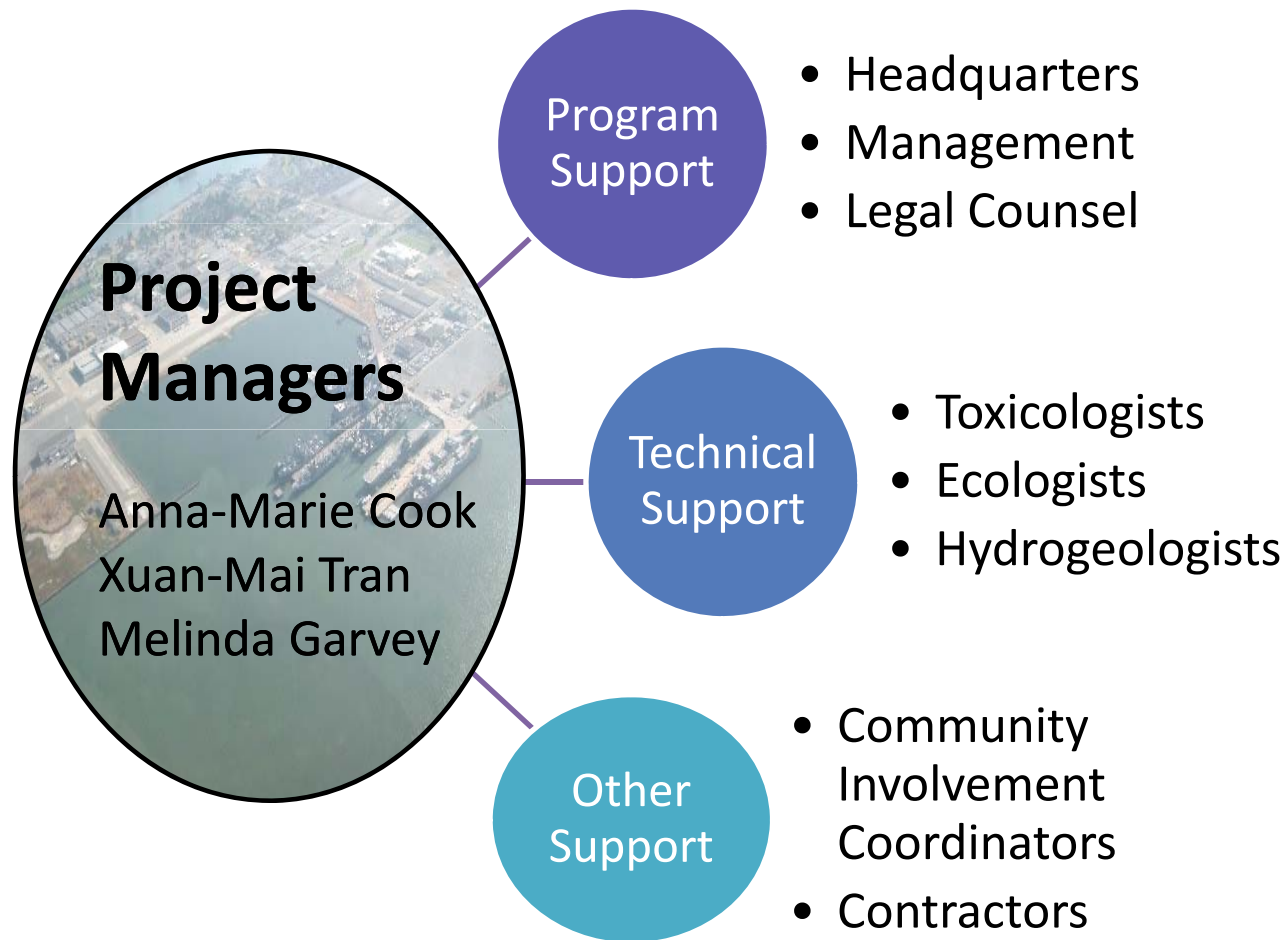
Pesticides

Drinking Water,  
Surface Water, and  
Wetlands

Pollution Prevention  
and Energy Star



# EPA Team



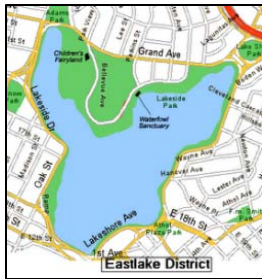


# Environmental Cleanup Team



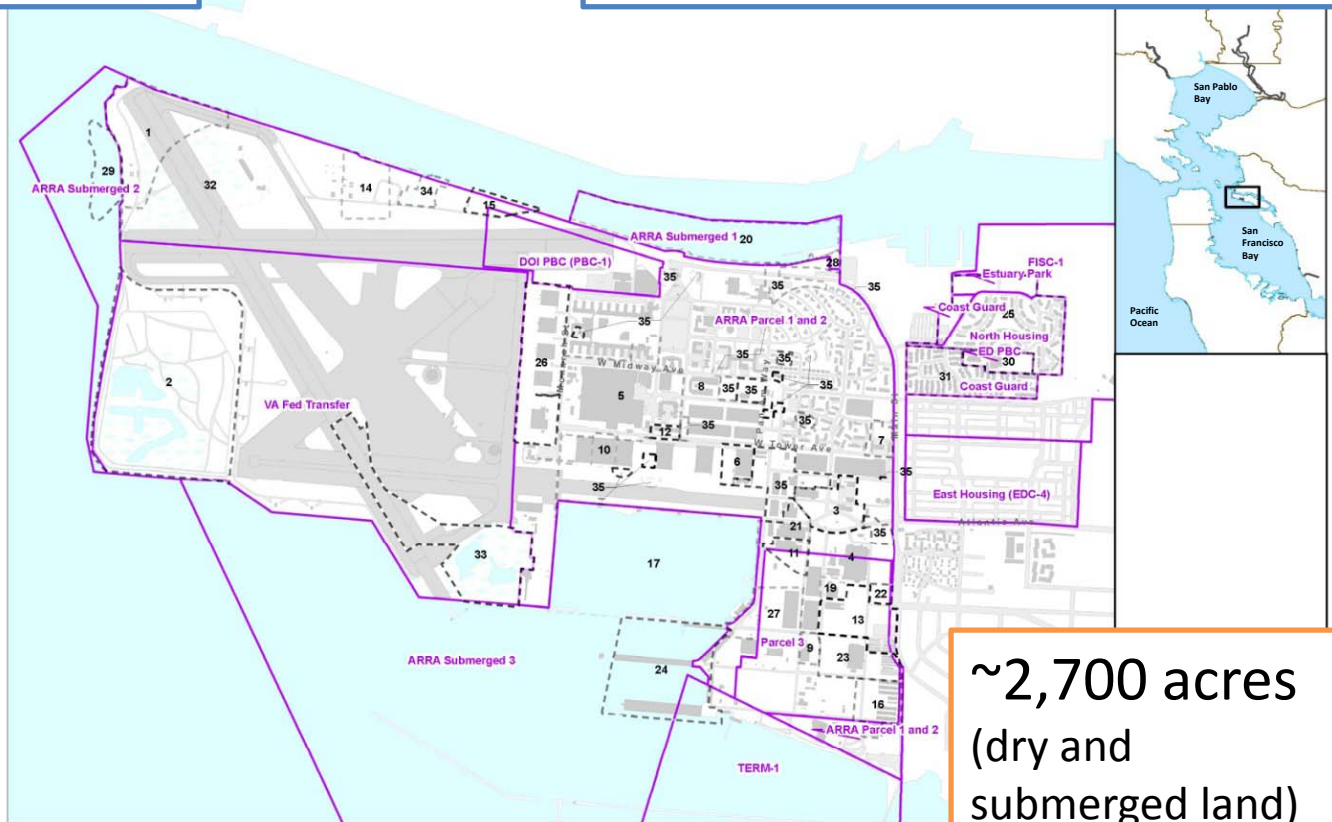
# Alameda Point - Relative Size

Lake Merritt, Oakland, CA



~155 acres

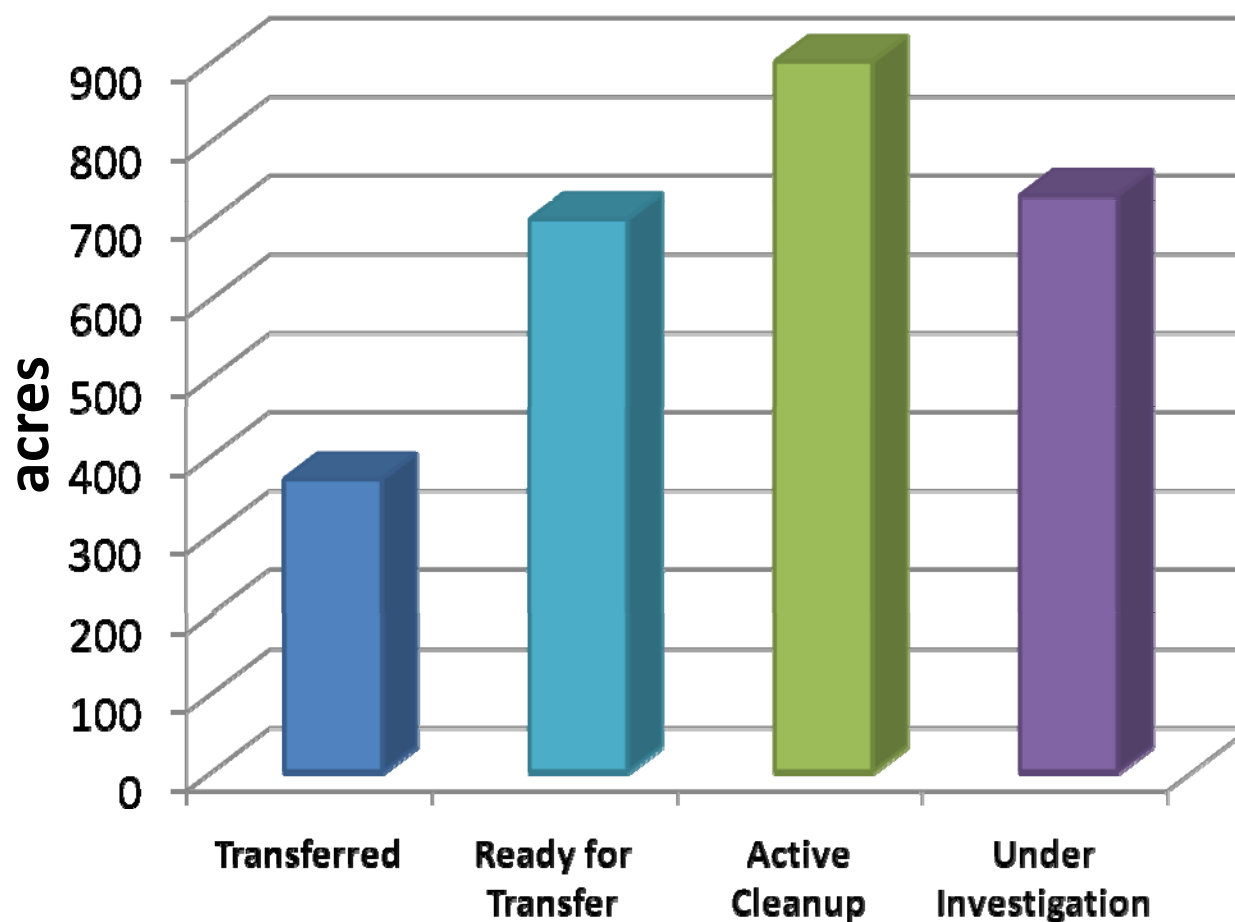
Alameda Point, Alameda, CA



~2,700 acres  
(dry and  
submerged land)

# Status of Cleanup and Transfer

## Alameda Point



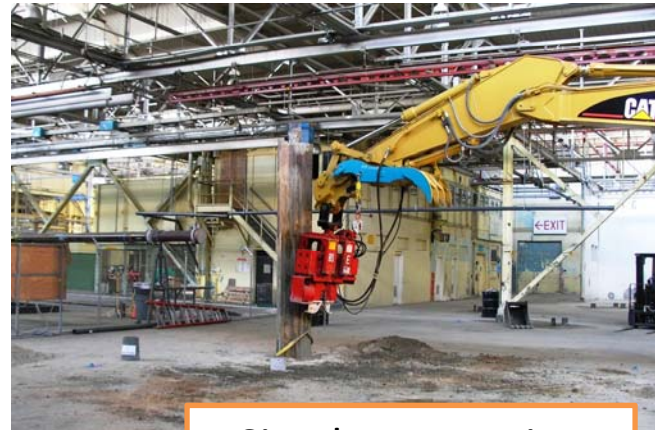
▪ Approximately **40%** of base is **transferred or ready for transfer**

▪ Approximately **35%** of base is **undergoing active cleanup**

▪ Approximately **25%** of base is **under investigation** or determination of how best to cleanup

# Cleanup Approach

- Alameda Point uses innovative technologies for cleanup
- Cleanups are short duration, from 1-5 years
- Cleanups are evaluated for carbon footprint
- The majority of the base is being cleaned to residential standards

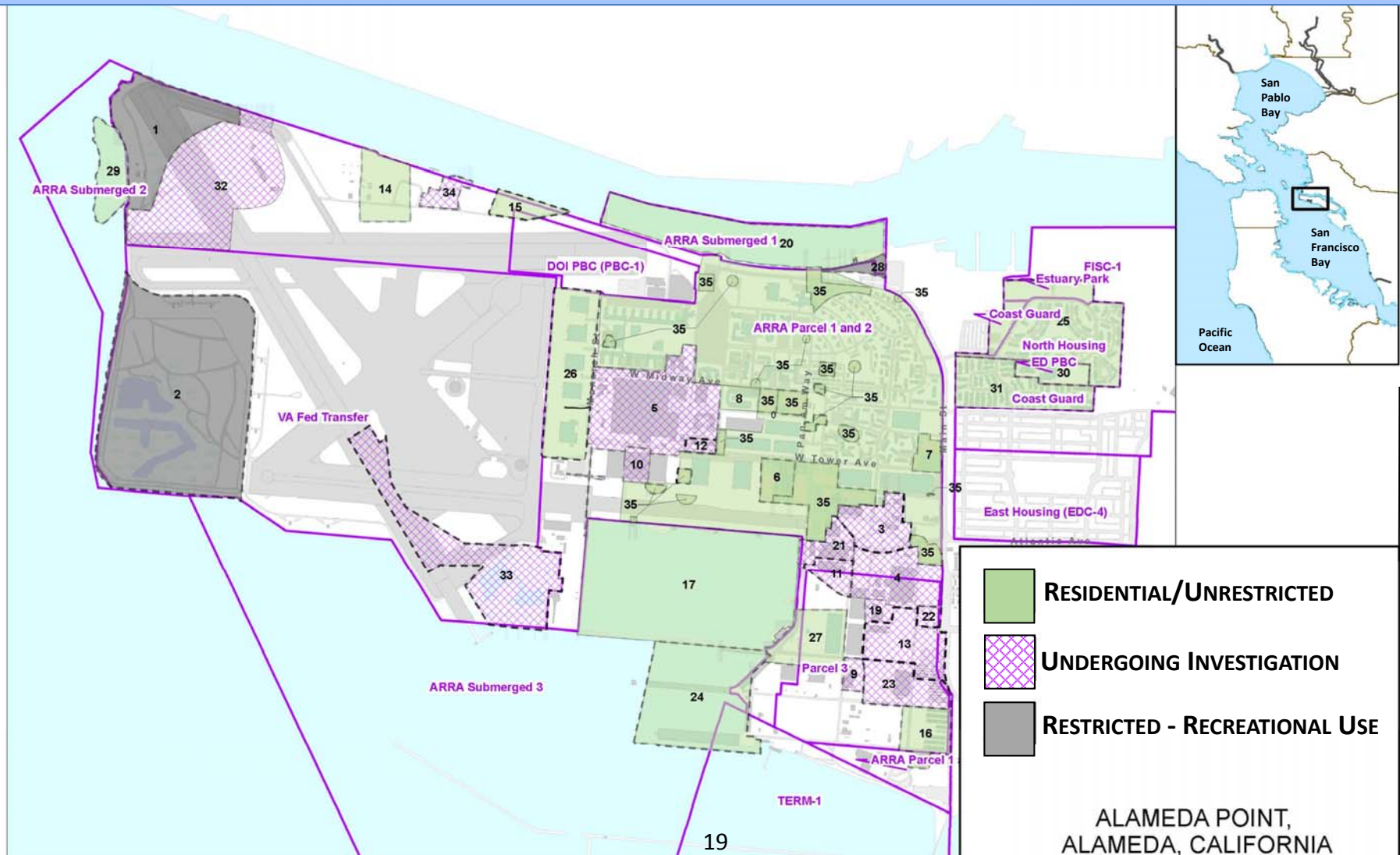


Six-Phase Heating





# Reuse Levels Achieved by Cleanups





## THE STATE ROLE AT ALAMEDA POINT

**Dot Lofstrom (former Remedial Project Manager)**

**Jim Fyfe (new Remedial Project Manager)**

**California Department of Toxic Substances Control**

**[jfyfe@dtsc.ca.gov](mailto:jfyfe@dtsc.ca.gov)**

# Role of the State

- **DTSC is Lead for**
  - **Water Board** – including petroleum
  - **CA Dept Fish & Game** – wetlands, endangered species
  - **CA Dept Public Health** – radioactive regulation



# Role of the State

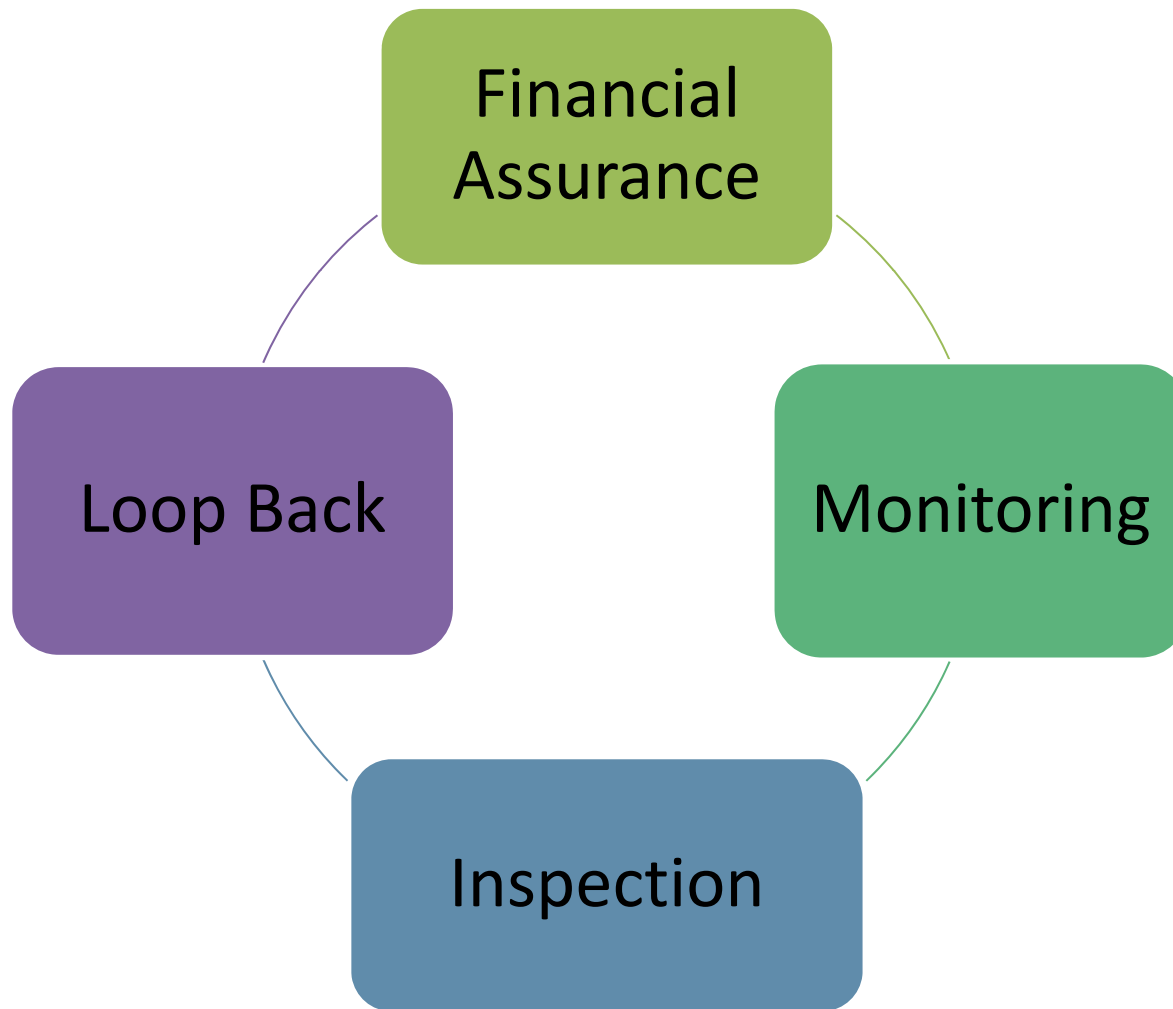
- **Internal DTSC Team**

- Project Manager
- Geologist
- Toxicologist
- Engineer
- Attorney
- Public Participation Specialist
- Management (Team Leader, Supervisor, Branch Chief)



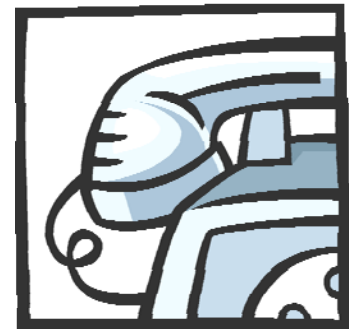
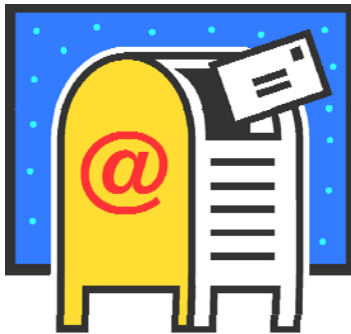


# Land Use Covenant for Restricted Lands



# Long Term Stewardship

- DTSC contracts with “Terradex”
- Intrusive activities trigger e-mail alerts
- DTSC responds through e-mail or phone call



# Long Term Stewardship

- Navy participates with 5-year review
- DTSC – stewards forever





## MORE INFORMATION



Join the RAB!! RAB Members...

- Review/evaluate/comment on environmental documents
- Represent their community and communicate interests and concerns to the Dept. of the Navy and Regulatory Agencies

View the Alameda Website

[http://www.bracpmo.navy.mil/basepage.aspx?baseid=42&state=California&name=nas\\_alameda](http://www.bracpmo.navy.mil/basepage.aspx?baseid=42&state=California&name=nas_alameda)

Visit the Information Repositories

Alameda Point – 950 West Mall Square, Bldg 1, Rm 240

Alameda Public Library – 2200A Central Avenue

Navy Contact:

Derek J Robinson – BEC for NAS Alameda

619-532-0951

[derek.j.robinson1@navy.mil](mailto:derek.j.robinson1@navy.mil)